



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING & LAND USE MANAGEMENT
BUILDING REGULATIONS
CODE ENFORCEMENT DIVISION
COMMUNITY IMPROVEMENT PROGRAM
ZONING BOARD OF ADJUSTMENT

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MANCHESTER PLANNING BOARD LIMITED PUBLIC HEARING / BUSINESS MEETING AGENDA Thursday, February 18, 2021 – 6:00 PM

Due to the emergency orders issued by the Governor and on the guidance of public health officials, there will be no physical location in which to attend the meeting. You will be able to view and hear the meeting on Manchester Public TV, either on Channel 22 or on MPTV's website. You will be able to offer public comment on the application by calling 603-792-6737 or by emailing planningboard@manchesternh.gov. You may also attend the meeting through our webinar software by sending an email to the aforementioned address on the day of the meeting and requesting an invitation to participate. The phone line and email will be monitored by staff up to, and during, the public hearing.

I. The Chairman calls the meeting to order and introduces Planning Board Members and Planning Staff.

II. LIMITED PUBLIC HEARING:

(Continued Item)

1. PDSP2020-008

Property located at 1124 South Mammoth Road (Tax Map 797, Lots 4, 5 & 8), a site plan/planned development application to expand a previously approved residential development in the R-S, RSM, and IND Zoning Districts. *Northpoint Engineering, LLC for The Timbers, LLC.*

III. BUSINESS MEETING:

1. SP2019-022

Property located at 284 Hanover Street (Tax Map 93, Lot 4), a request for an additional six-month extension of a conditional approval initially granted by the Board on August 1, 2019 to change the use of an existing building from professional offices to an emergency shelter and housing for veterans in the R-3/PO Zoning District. *Northpoint Engineering, LLC for the State of New Hampshire.* **[Applicant has withdrawn request]**

2. SP2019-033

Property located at 9 Willow Street (Tax Map 360, Lot 1), a request for a one-year extension of a conditional approval granted by the Board on December 19, 2019 to construct an addition to a convenience store, add automotive sales, and reconstruct a parking lot in the RDV Zoning District. *TFMoran for Tanveer Akhtier.* **[Staff Recommendation]**

3. S2021-001

Properties located at 1707, 1717, and 1733 Wellington Road (Tax Map 868, Lots 1, 1A, and 1B), a subdivision application to adjust the common lot lines and annex 7,943 SF from Lot 1 to Lot 1A and 16,207 SF from Lot 1A to Lot 1B in the R-1A Zoning District. *S&H Land Services, LLC for Peter and Laurie Stoddard.* **[Staff Recommendation]**

4. S2021-002

Property located at 270 Stanton Street (Tax Map 507, Lot 64A), a subdivision application for a proposed 8 lot subdivision which includes the extension of Stanton Street in the R1-B Zoning District. This application was conditionally approved by the Planning Board on July 18, 2019, under S2019-011, but the approval has lapsed. *Fuss & O'Neill for Vocational Partnership of Region #15.*

[Staff Recommendation]

5. SP2021-001

Property located at 15 Riverwalk Way (Tax Map 909, Lot 4), a site plan application for the modification of a previously approved site plan (SP-19-2013), to permit an in-ground pool, a pool house, fencing and vehicular access gates for the Riverwalk Place apartments in the CBD Zoning District. *TF Moran, Inc. for Forest Riverwalk Holdings, LLC.*

[Staff Recommendation]

6. SP2021-002

Property located at 62 Lowell Street (Tax Map 91, Lot 19), a site-plan application to change the use of the second story of a two-story building from professional offices to nine multi-family residential dwelling units in the CBD Zoning District. *Property Owner, Catch the Glory, LLC.*

[Staff Recommendation]

7. CU2020-021

Property located at 540 Chestnut Street (Tax Map 41, Lot 3), a conditional use permit application to convert an office building to a multi-family apartment building, with living units on the first floor, in the CBD Zoning District. *Dennis Mires, PA for Formula One Realty, LLC.*

SP2021-003

Property located at 540 Chestnut Street (Tax Map 41, Lot 3), a site plan application to change the use of an existing 15,305 SF office building into twelve multi-family residential dwelling units in the CBD Zoning District. *Dennis Mires, PA for Formula One Realty, LLC.*

[Staff Recommendation]

8. Review of new applications for Regional Impact and comment by the Manchester Conservation Commission.

IV. ADMINISTRATIVE MATTERS:

- 1.** Review and approval of the Planning Board Minutes of January 7, 2021 and January 21, 2021.
- 2.** Review of proposed signage at 252 Willow Street – The Factory.
- 3.** Any other business items from the Planning Staff or Board Members.